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HOUSING FARM HELP

by

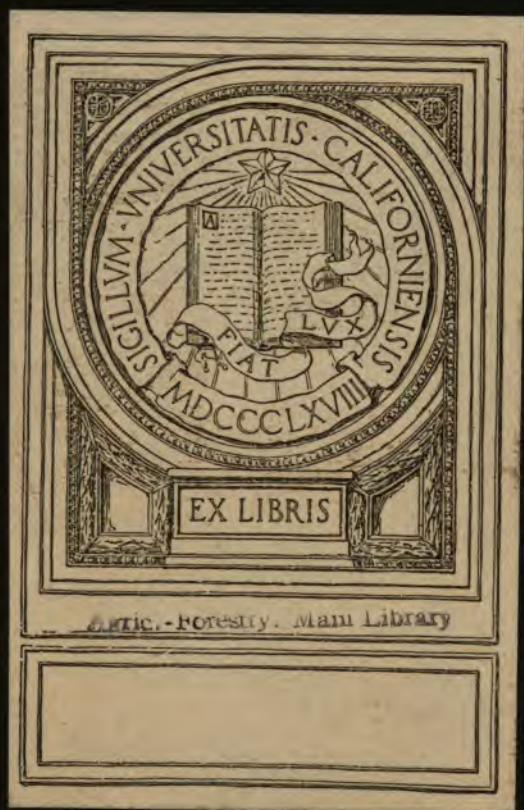
R.S. Whiting

Eng. Bur. Natl. Lumber

Mfrs. Assn. Chicago.

Oct. 1918

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# HOUSING FARM HELP

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*Redwood*

**California White and Sugar Pine Association**  
San Francisco, Cal.

*Sugar Pine, California White Pine*

**Georgia-Florida Saw Mill Association**  
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**Hardwood Mfrs. Association of the United States**

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# HOUSING FARM HELP

BY

R. S. WHITING

*Architectural Engineer*

CHICAGO

PUBLISHED BY

ENGINEERING BUREAU

National Lumber Manufacturers Association

C H I C A G O

OCTOBER, 1918

70 vml  
ANNEX 100

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**A Farm Cottage at Egypt, Massachusetts.**

Coolidge & Carlson, Art

# Housing Farm Help

By R. S. WHITING,  
*Architectural Engineer.*

## Good Housing Necessary.

The American farm home has been neglected during past years of industrial progress. The American farmer realizes that home improvements are necessary to make life worth while, not only for himself and his family, but for those in his employ. If food will be a large factor in winning the war, it will be necessary to give as careful consideration to the housing of farm laborers as it has been to the housing of shipbuilding or munition workers.

## Farm and Industrial Workers.

The relation of the industrial worker to his employer is far different from that of the farm hand to the farmer, consequently the methods of supplying living needs and comforts to the latter must be considered from an entirely different angle. The industrial worker rarely if ever comes in personal contact with those by whom he is employed and is left more or less upon his own resources as far as home accommodations and living are concerned, except perhaps for some opportunities which may be offered him for housing his family, if he has one, on a rental or purchase basis commensurate with his earnings.

## Proper Environment.

The farm hand, whether he be married or single, permanent or employed merely during harvest season, is dependent largely upon the living conditions and atmosphere created by the farmer himself. This does not mean that entertainment such as is found in the towns shall be provided, but attractive, practical living accommodations. Farm hands appreciate quarters where they may be comfortable during leisure hours or in times of forced idleness and where they may enjoy some measure of privacy and independence.

## Changed Conditions.

With college education for children, automobiles, and greater familiarity with the conveniences of city life, the farmer has learned the difference between living and existing. These changed conditions from the old days are apparent to the farm hands as well as to the farmer himself, and unless the former are permitted to enjoy them in some degree they become restless and uneasy, thereby reducing their permanency, efficiency, and value to the farm.

## Attract Married Men.

The war has taken the majority of unmarried men so that the farmer must depend largely upon married men, most of whom however make more capable and dependable workers. To attract this type of men, especially if they have families, suitable living accommodations must be furnished them. Make a home for these people with proper surroundings—a strip of land on which to garden and raise chickens—and you are doing a service not



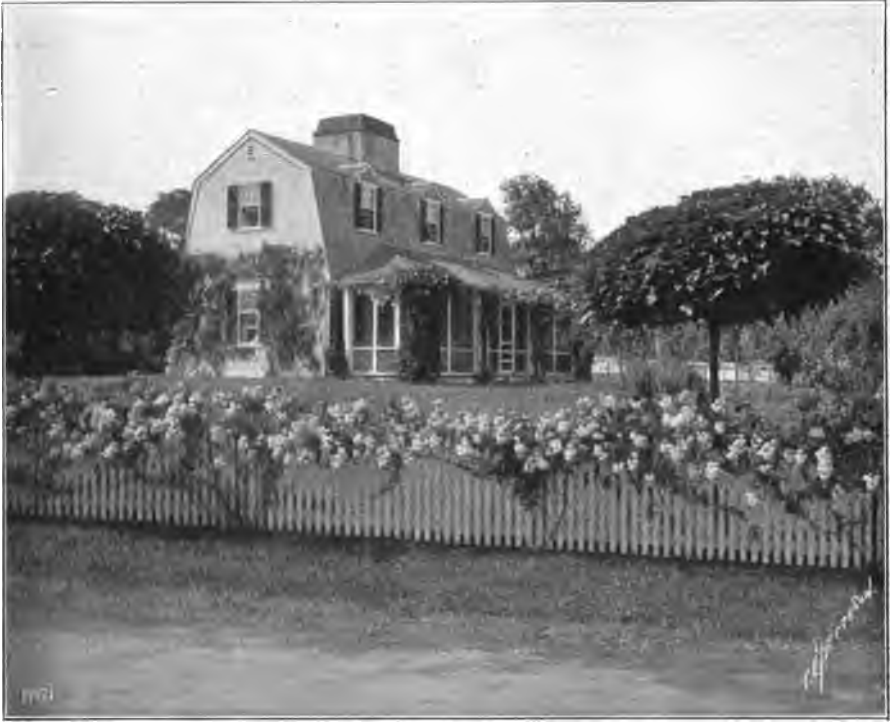


By Permission C. M. & St. P. R. R.

**These Homes Show the Progress of Housing on the Farm.**

1. Primitive Sod House at Rhome, South Dakota.
2. Indian Type, "The Pioneer", at Webster, South Dakota.
3. Aberdeen, South Dakota, Farm Showing Additions Made at Various Periods to Increase Housing Facilities. Beautiful Farm Homes with Modern Conveniences Are Now Taking the Place of These.

## FARM HELP



Coolidge & Carlson, Architects, Boston, Mass.

Cottage at "Dreamwold," Farm of Thomas W. Lawson, Egypt, Massachusetts.

only for them and yourself, but to your country. A man of family will not accept permanent employment where he cannot have his family with him. In providing adequate housing for farm hands has been developed a problem second only to the industrial housing operations now going forward under the Government.

**Farmers of the Future.** War, travel and adventure tend to make men restless, so all the more need of having real living quarters for the single men upon their return from Europe. Have a three-room bungalow for the boy and his "Buddy," a place by themselves, in which to hang up a few "Boche" helmets and give vent to a bit of trench lingo without shocking some prim farm Miss. We know that the best miners in the copper and coal regions are children of miners, why not look to the next generation of farmers with this thought in mind and develop in them an interest in the farm.

**Make Farming Worth While.** The farm must be reincarnated and farm life made attractive and well advertised. Before this can be honestly done, there must be something real and of interest to attract and advertise beside the fresh air, landscape and other beauties of nature. Prevailing higher wages naturally stimulate interest, but with



Otis &amp; Clark, Architects, Chicago, Illinois.

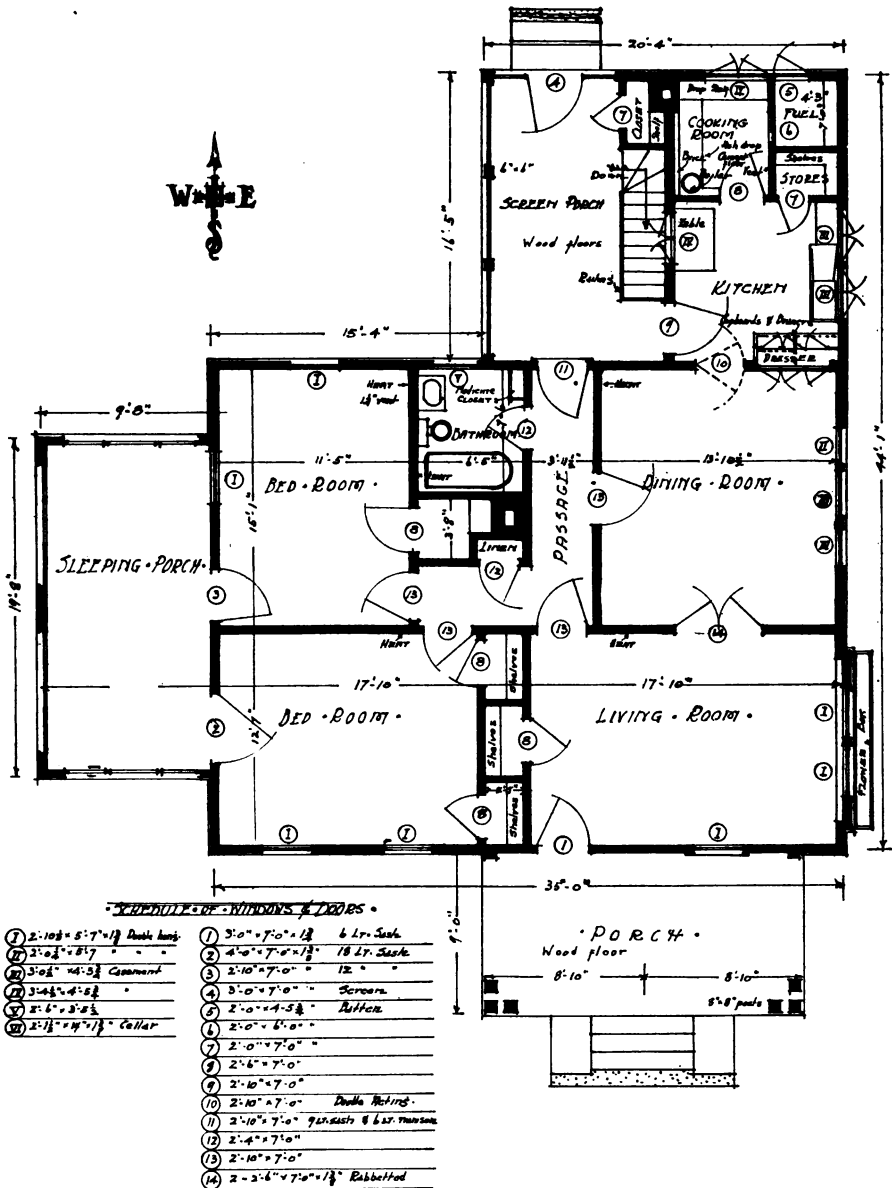
**Farm Cottage, Estate of E. I. Cudahy, Lake Forest, Illinois.**

them comes the thought of their added purchasing power creating desires that, unless realized on the farm, will be sought elsewhere.

**Home Man's Desire.** If the desire for a home is not by nature uppermost in man's mind, every effort should be made to instill it there by an invitation to walk in and hang up his hat in a homelike house. Mr. Farmer, sit down behind your comfortable screened-in-porch in the cool of the evening and ask your good wife about this. You know what her answer will be.

**Proper Living Quarters.** The house is the home and the oft repeated saying, "Two families cannot live under the same roof," seldom fails of exception. The desirability of privacy in one's own home should apply to those in his employ. It is hardly to be expected that all the modern improvements and labor saving devices usually found in a well-to-do farmer's house will be furnished the worker, but the main essentials to proper living accommodations are necessary. A farm hand with a family should be furnished at least a five room cottage including cellar which should be located within sight of the main farm buildings. Farm help should be permitted as much independence and privacy as any other type of citizen.

## FARM HELP



Reproduced in Part from Drawing Prepared by U. S. Department of Agriculture, Division of Rural Engineering,  
Washington, D. C.

**This One Story Farm House is Designed to Meet Conditions Prevailing in Southern States.**

**Cellar Excavated only under Kitchen Addition and Bath\_Room, Contains Heater, Fuel Bin, Ash Pit and Storage Room.**



Otis &amp; Clark, Architects, Chicago, Illinois

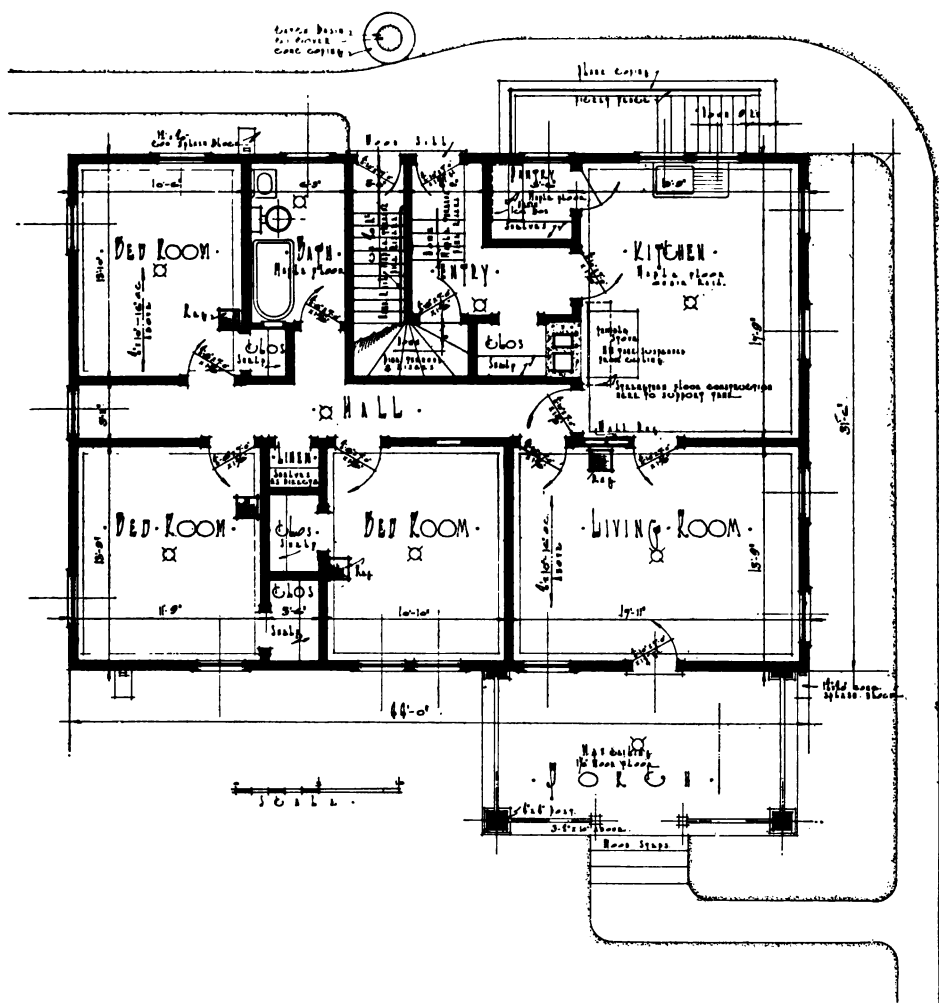
**Plain, yet Attractive and Inexpensive House for Farm Help.**

**Married Man's Cottage.** The ground floor of a house of this kind might contain a parlor, dining room and kitchen with pantry, cabinet and other accommodations. Oftentimes the farmer's wife prefers her bedroom on the ground floor and in this case the kitchen in which she spends much of her time, should be made larger and be used also as a dining room, thus permitting three rooms on the ground floor.

**Overcrowding Unsanitary.** If there are children in the family, as is usually the case with farmers, provide one bed room for the boys and one for the girls. It is a mistake to permit of crowding in any dwelling for not only sanitary but moral reasons, and by separating the children at an early age, refinement and respect for sex may be encouraged.

**Quarters for the Single Man.** Accommodations for single men may be furnished with or without kitchen accommodations, but the better arrangement is to give them separate living quarters and board them either in a general dining room, at the farm superintendent's, or in the main farm house. Such arrangements are entirely satisfactory, but the sleeping quarters of the help should be separated from those of the family and be given a separate entrance.

## FARM HELP

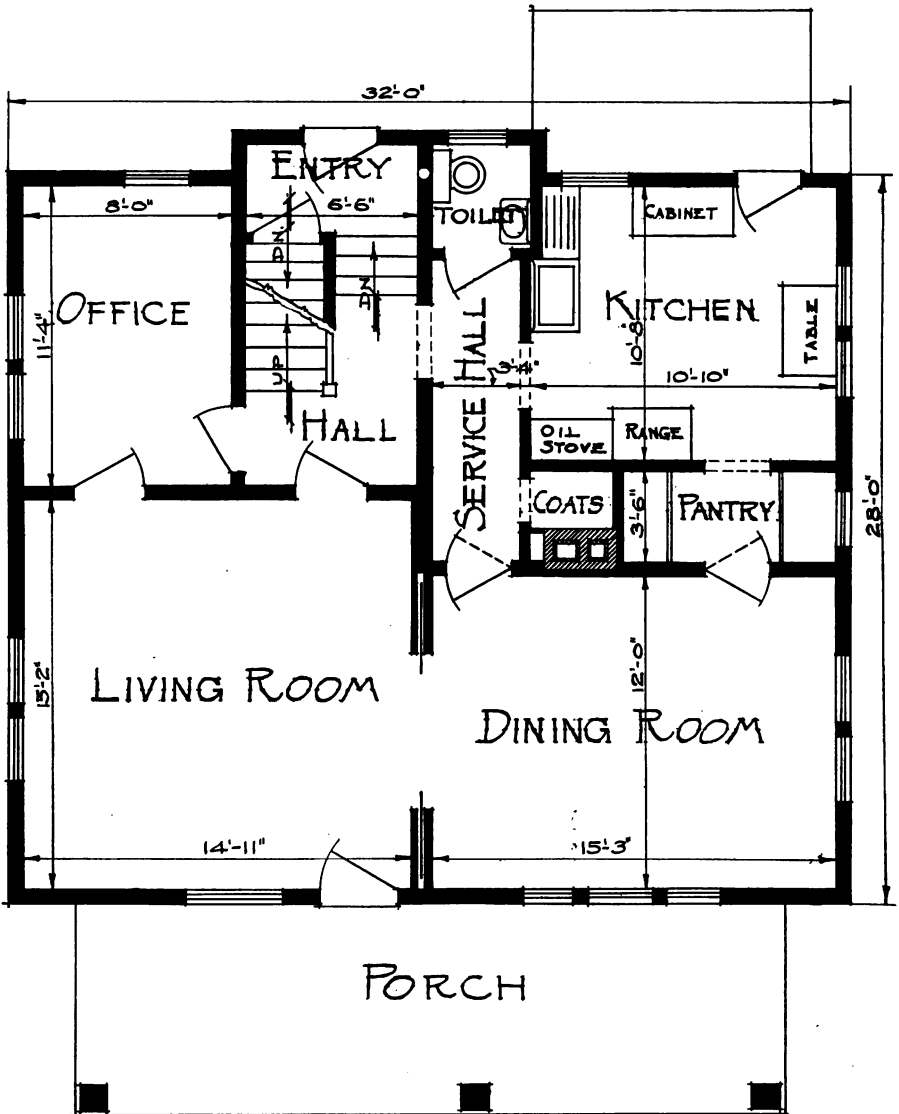


First Floor Plan of House on Opposite Page. The Second Story Contains Two Bed Rooms, Bath Room and Storage Room.

### Bungalow Type.

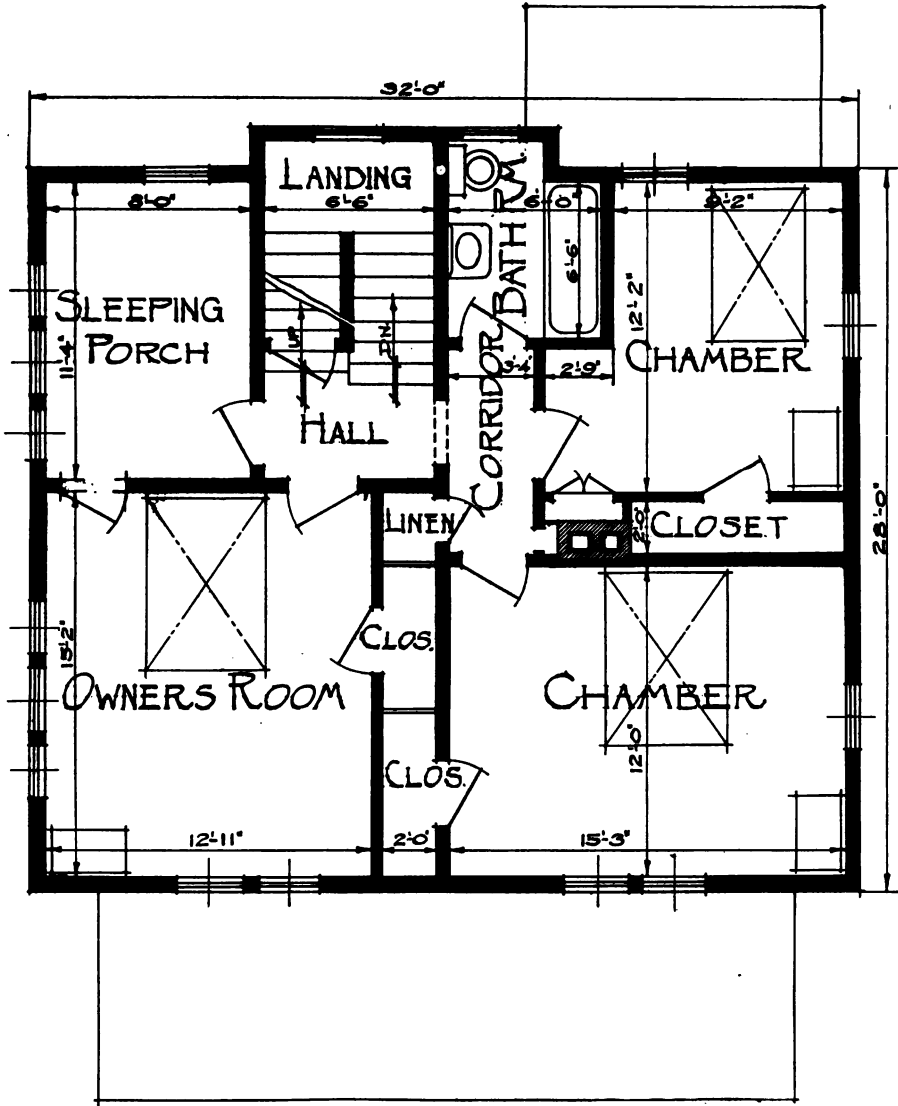
The one story or bungalow type seems best fitted for housing the single farm hand on large farms. This type may contain two, three or four bedrooms, a common living room, porch, wash room and the units increased as may be required. The porch should be screened in warm weather and may also be used for additional sleeping space. The wash room should be equipped with lavatory, bowl and shower, and have a floor arranged to drain. Where there is one or a group of such bungalows, some arrangement for feeding the men should be made in a common dining room. Dormitories are in use in many places.





Reproduced by Permission of Agricultural Engineering Section, Iowa Experiment Station, Ames, Iowa.

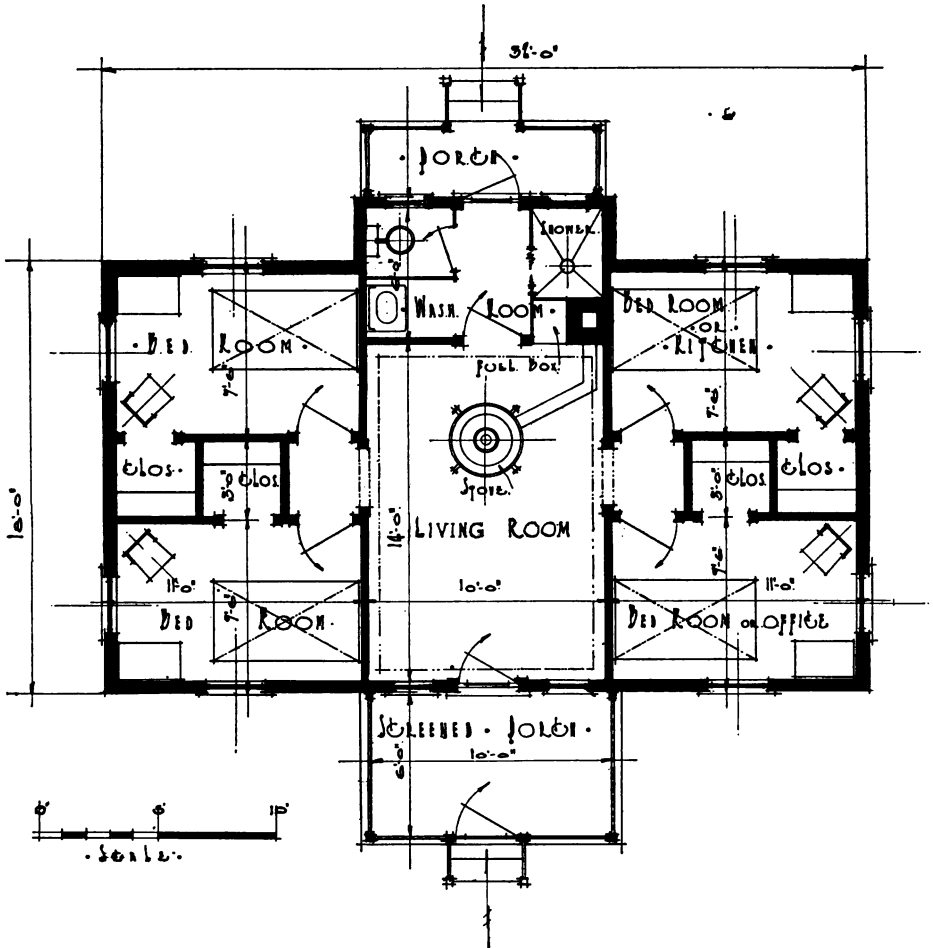
First Floor Plan. Eight Room Cottage.



Reproduced by Permission Agricultural Engineering Section, Iowa Experiment Station, Ames, Iowa.

Second Floor Plan. Eight Room Cottage.

**Heat Necessary.** The bed rooms may be of minimum regulation size (eighty square feet per person), or larger as may suit the expenditure but otherwise follow the general provisions specified in the "Government Standards" for housing. If in a warm climate, a chimney should be provided even when cooking is not done, to accommodate a small stove to be centrally located, the heat from which should be ample to warm the bed rooms and keep the plumbing from freezing.



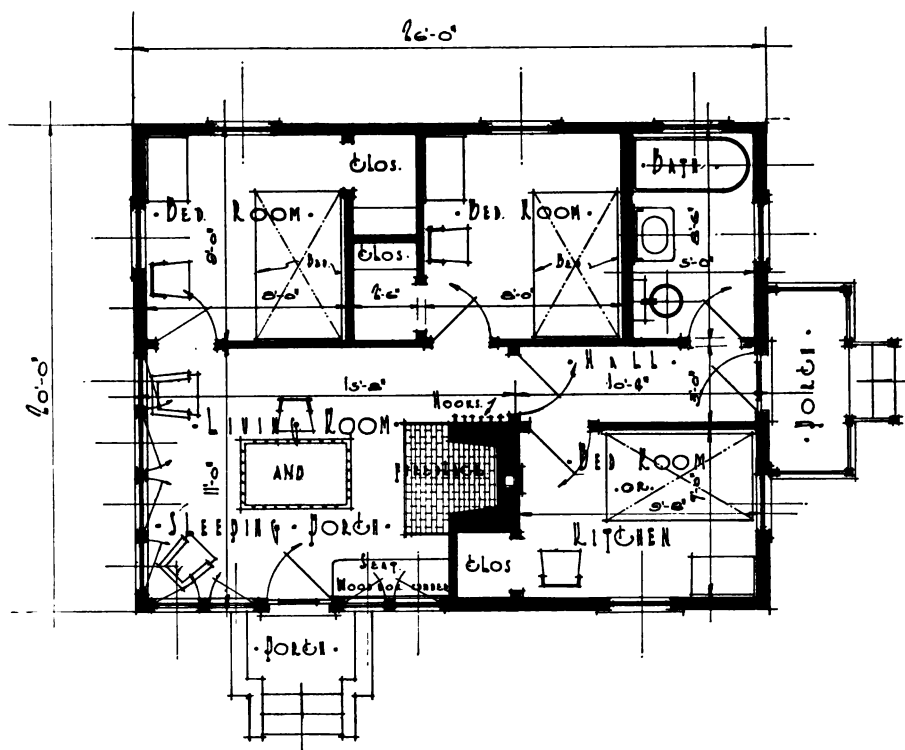
One Story Five-Room Cottage for Housing Four Single Men. May Be Adapted to Three Rooms by Omitting Either Wing.

### Single Men's Bungalow.

If a house including cooking equipment is required to accommodate single men, a simple arrangement is indicated on page thirteen. This plan shows a larger "Living Room" with fireplace which is the best sort of ventilator. If the kitchen is not required it may be converted easily into a third bed room. The "Living Room" is enclosed by casement sash and screens and will also afford additional sleeping space if required.

## FARM HELP

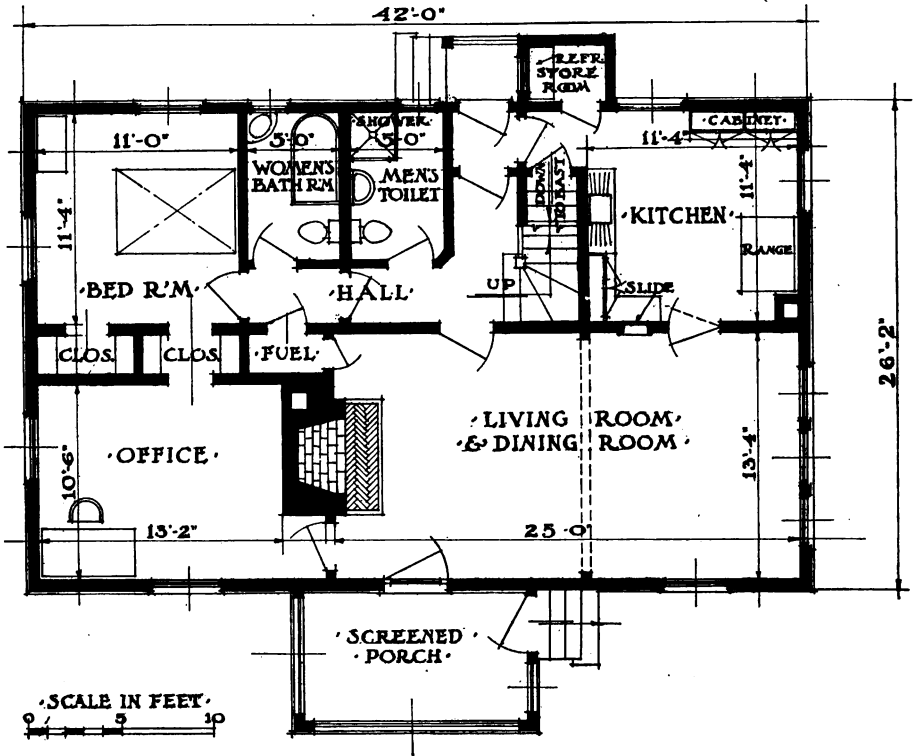
**Farm House Quarters.** The farmer who maintains but one, two or three permanent farm hands may accommodate them easily by arranging quarters in the main farm house, over the garage, or in some other similar building, but even to this condition there should be given some thought. If the men are to room in the house, they should be given a separate entrance with wash room through which to pass to their rooms, and if possible a common room with home privileges in which they are always welcome.



One Story Cottage for Farm Help.

### Advantages of Wood Construction.

Wood adapts itself to this type of construction as it does to other farm structures because of its universal availability, economy in construction and low cost. More attractive and serviceable houses can be designed by using wood which meets with more of the requirements of the farmer than any other known building material. The farmer is usually supplied with the necessary tools and work bench with which to work rough lumber into finished sizes and shapes. What he does not possess as a usual thing is the necessary designs to fit his particular needs and as stock plans and blueprints do not always supply these needs, we believe the basic ideas represented here will greatly aid in assisting him to formulate his own plans.



**Farm Superintendent's House.** This Design Has Accomodations for Superintendent's Family and Several Additional Workers.

**Lumberman's "Service."**

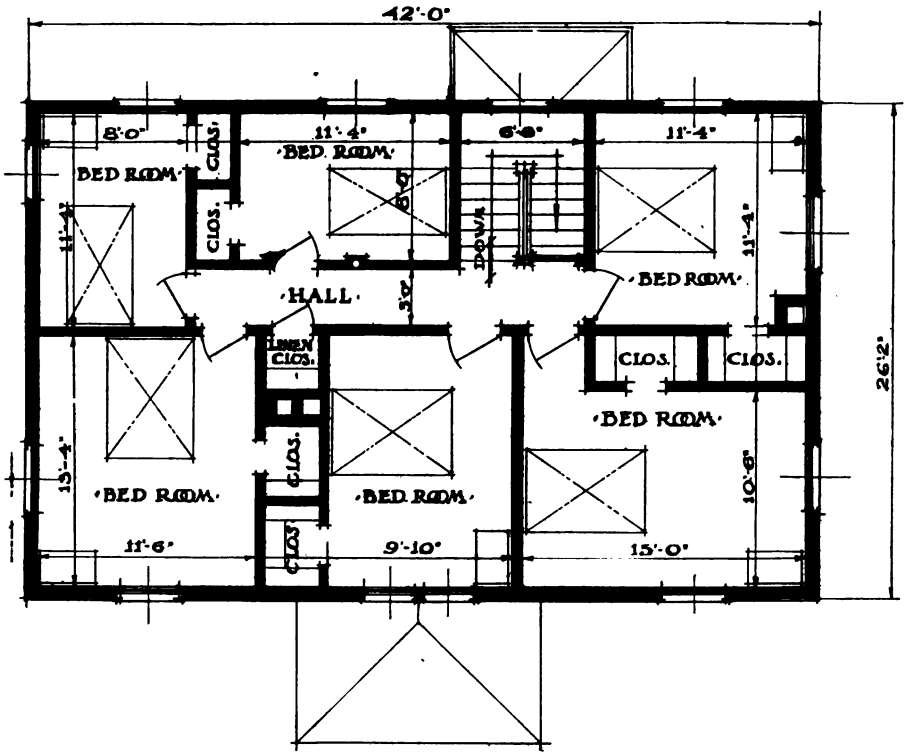
The detail plans of a house may be furnished by most any modern lumber yard and advice as to the selection of material best suited for any particular purpose in a building. Good architects are rarely accessible to the average farmer who has, therefore, become more or less dependent upon the services of the lumber merchants who are always ready, willing and able to furnish whatever information is required by the farmer for a building operation.

**Government Standards.**

Many of the Government Standards for War Housing formulated by a committee appointed by the Department of Labor to apply to construction contemplated by the Labor Department's housing appropriations, and similar appropriations of the United States Shipping Board, will apply to the housing of farm help.

The following are quotations in part from the Government Standards which are not, however, intended as inflexible requirements. Local building codes, housing laws and similar ordinances are to be followed except where they permit lower standards than these provisions set forth. The provisions apply to these types of houses:

44



**Second Floor Plan of House Shown on Opposite Page. Particular Attention is Called to Economical Arrangement of Rooms.**

**Single family house.**

**Two family house.**

**Single family house with rooms for lodgers or boarders.**

### Houses for single farm help.

**"Basements. No living quarters to be in basements."**

**"Closets. Every bed room to have a clothes closet, opening from the room. Built-in wardrobe dressers will not be accepted. Normally such closets to be not less than 22 inches deep and with door. Closets to be supplied with rods to take coat hangers."**

"Cooking. Gas preferred, but flue for coal stove to be provided, all flues to be lined. The question of whether or not cook stoves are to be provided with the house to be considered at the time materials are being ordered."

**"Furniture Space. Beds to be indicated to scale on plans (double beds, 5 feet by 6 feet 6 inches; single beds, 3 feet by 6 feet 6 inches). Location of beds not to interfere with windows or doors. It is recommended that beds be free standing and not located in a corner or with the side against a wall. Space to be provided for two pieces of furniture in addition to bed."**





Coolidge & Carlson, Architects, Boston, Mass.

**House for Farm Help at "Dreamwold." Farm of Thomas W. Lawson, Egypt, Massachusetts.**

**"Lighting. Electricity preferred."**

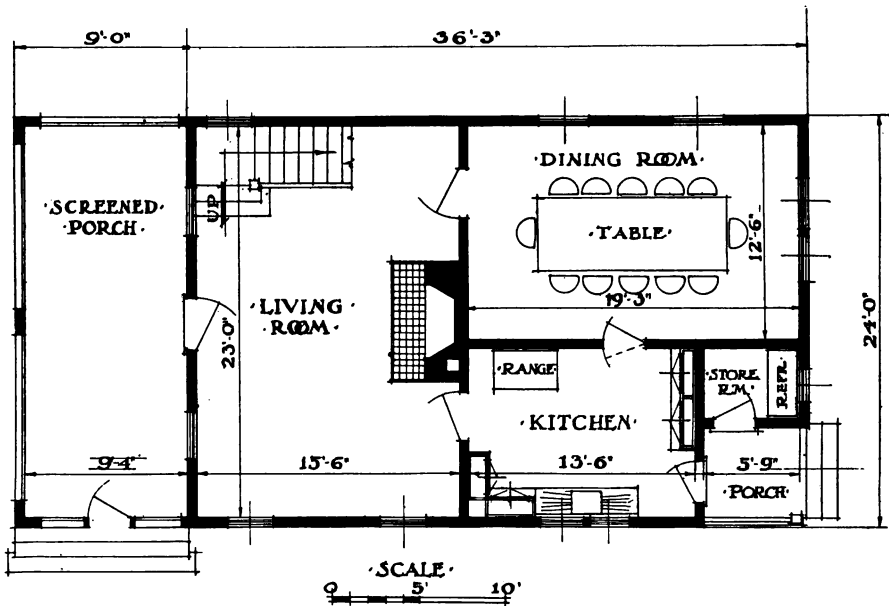
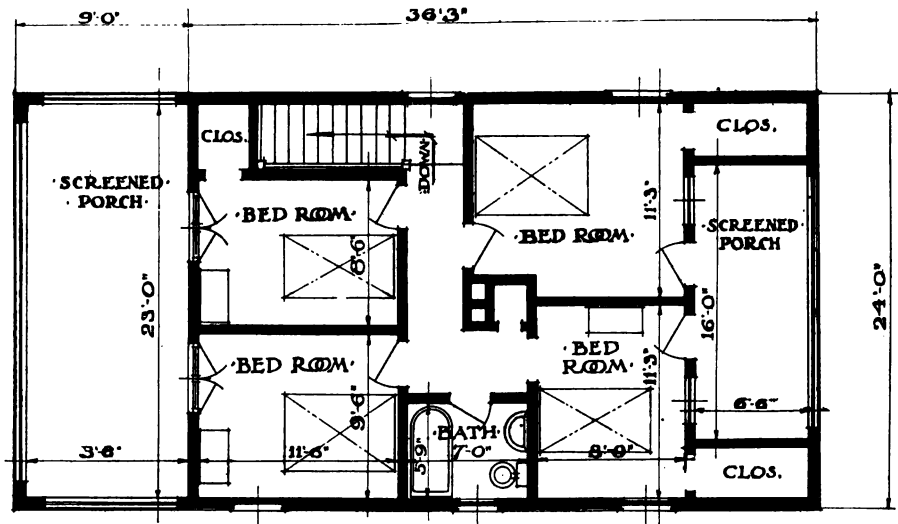
**"Plumbing. House drain under house and 5 feet outside to be extra heavy cast iron. It is recommended that soil and waste pipes be extra heavy cast iron or genuine wrought iron. Soil and waste pipes to be extended through roof. A 3-inch soil stack preferred where not more than two water closets are placed on one stack."**

**"Roof Air Space. In every house there shall be a minimum clear air space of 8 inches between the ceiling and the roof, this space to be provided with adequate waterproof openings for ventilation, at both ends if practicable."**

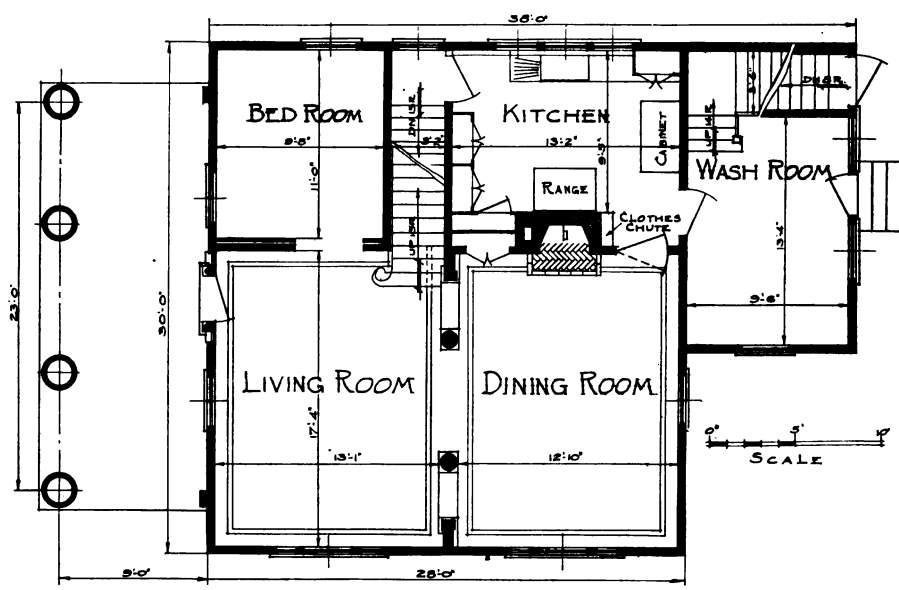
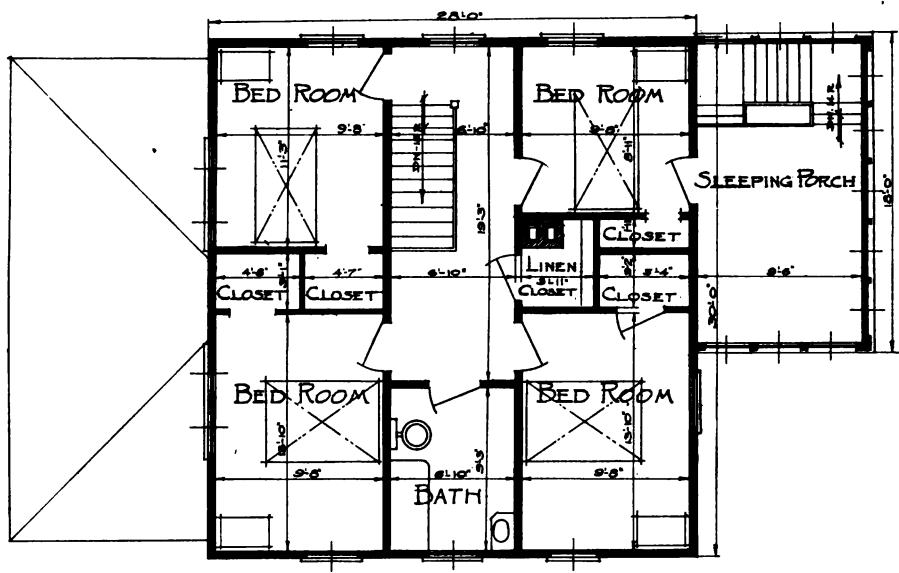
**"Rooms, Number of. Bath rooms are not to be counted as rooms."**

**"Stairs. Risers to be not more than 8 inches high and treads to be not less than 9 inches wide. Not more than two winders will be allowed in series. Treads must measure at least 9 inches wide, 18 inches from rails."**

**"Ventilation. Every room to have at least one window opening directly to the outer air. Two windows in each room generally preferred; one window sufficient in small bedrooms. Each room to have a window area of not less than 12 square feet."**



Farm Superintendent's House. This Design Contains Rooms for Workers and Screened Porches Adapted for Emergency Housing. First Floor Plan Shown Below, Second Shown Above.



Reproduced by Permission Agricultural Engineering Section, Iowa Experiment Station, Ames, Iowa.

**Nine Room Cottage**  
First Floor Plan Shown Below, Second Shown Above.

## FARM HELP

"Cross ventilation as direct as possible to be provided all rooms through windows, transoms, or doors; communicating door recommended between bedrooms in row houses."

"Every bath room to have a window of not less than 6 square feet in area opening directly to the outer air."

"Every water closet compartment to have a window of not less than  $4\frac{1}{2}$  square feet in area opening directly to the outer air."

"Windows. Minimum area to be measured between stop beads. Window head to be as near ceiling as practicable. Windows may be double-hung, pivoted or casement. If double-hung, upper and lower sash to be the same size."

"Window frames to be designed to accommodate screens and outside shutters. In cold climates, weather strips are recommended."

"Heating. Provision to be made for heating houses. If not otherwise heated, bath room to be heated from kitchen stove."

"Rooms. Height of. Minimum 8 feet. Sloping ceilings and 'Knee walls' will be accepted only under the following conditions. Roof space above flat portion of ceiling to be of ample size and adequately ventilated; spaces between rafters of sloping portion to be adequately ventilated; bed room to have greater window area and better cross ventilation than the minimum permissible for a standard flat-ceiling room; bed room to have a minimum height of 8 feet over an area of at least 40 square feet with a minimum flat-ceiling width of  $3\frac{1}{2}$  feet, and a clear height of not less than 6 feet over an area of at least 80 square feet with a minimum width of 7 feet."

"Rooms in Attic. As a rule, in  $2\frac{1}{2}$  story houses, only one bed room to be provided in the attic."

"Rooms, Size of. One large bed room to be provided, size 10 by 12 to 12 by 14 feet."

"Small bed rooms, minimum size, 80 square feet, minimum width 7 feet."

"Parlor. 10 by 12 to 12 by 14 feet."

"Dining Room. 9 by 12 to 12 by 14 feet."

"Kitchen. (Where there is no separate dining room), 10 by 12 to 12 by 14 feet."

**Climatic Conditions.** The farm house must of necessity adapt itself to meet the climatic conditions of the place in which it is located.

In the Southern states a more open type should be used with attached sleeping porches enclosed by screens and a one-story kitchen, better attached to the rear of the house, thus preventing heat from making rooms in the main portion of the house uncomfortable in extreme warm weather.

**Carefully Selected Location.** The selection of a site upon which to locate a farm tenant house or one for farm help is of primary importance. The location should be carefully considered as to sunlight and shade, health and sanitation, and the rooms should be located in such a way as to take the best advantage of the points of the compass, prevailing winds, etc. A dry location on an elevation with well drained land sloping away in as many directions as possible is most desirable if not located too far from the barns.



Alfred Hopkins, Architect, New York City.

**Men's Boarding House. Hon. Medill McCormick's Farm, Byron, Illinois.**

**Sleeping Porches.** In the North, sleeping porches are not a necessity but at the same time are in vogue as it is considered healthful to sleep out of doors all the year round. As a wag once said, "in the old days the toilet facilities were out of doors and we slept in the house, but now we sleep out of doors and have brought the toilet facilities inside." This is quite true, but with advancing ideas for health and convenience modern developments have brought about these changes.

**Heat from Kitchen.** A kitchen located in the main house especially in the North, often furnishes enough heat from the stove in the early fall to obviate the necessity of starting any other heater or furnace until the weather becomes more severe, and even in the coldest of weather takes the chill off adjoining rooms and frequently is the only means of keeping bed rooms above it at a comfortably warm temperature. The kitchen stove should be located against an interior wall.

**Camp Housing.** Mr. Leifur Magnusson in an article in the "Review of the U. S. Bureau of Labor Statistics," May 1918, treats of the essential needs of agricultural camp housing relating more particularly to the seasonable or migratory labor supply. He suggests that this type of worker common to large farms and plantations may be billeted in nearby towns or in portable houses which can be moved about from place to place. He says that "persons actually in touch with the

## FARM HELP



**Carnation Milk Products Company, Oconomowoc, Wisconsin.**

**Bunk House at Right Housing Eighteen Men. Housekeeper Boards Men and Lives in House at Left.**

situation are convinced that much of the trouble in holding labor on large farms is due to a lack of proper housing for them, while those who have adequately housed their tenants or seasonal labor are convinced of the advantages gained."

**Government Distributes Plans.** The Division of Rural Engineering of the United States Department of Agriculture at Washington has prepared plans of moderate cost farm houses copies of which are sent out upon application. The plans are most complete, with working drawings giving sizes of timbers, location and sizes of doors and windows, etc., and suggest a modest type of design for the exterior.

**Government Investigation.** It is intended by the Division of Rural Engineering to make these plans as complete as possible. The farmer may use them as they are, but should he desire, he may change the design and arrangement to suit any particular hobby or need. The fundamental ideas used in these drawings are a result of careful investigation and study on the part of the Department, the first floor plan of which appears by permission on page seven.





Alfred Hopkins, Architect, New York City.

**Men's Cottage. Estate of Geo. S. Brewster, Brookville, Long Island, N. Y.****Increase Production.**

Every means possible should be introduced into farming to increase production of all farm products and better living conditions for the help is one of the greatest factors toward this end. Educational helps published by the United States Department of Agriculture and other sources are procurable through County Agents, District Offices, Agricultural Colleges and other agencies and should be made available for the men, giving them the proper directions and means whereby to improve and increase production and interest them in becoming real farmers and not to be satisfied with being mere help.

**European Ideas.**

We find in various localities developments of ideas brought to this country from Europe which are interesting but vary considerably from our own. Belgians, who have settled in sections of the northern central states, place their kitchens at the front of the house, as in this room these thrifty people pass the greater part of their time at work or attending to the needs and wants of the family. Being at the front of the house saves many steps during the day and makes the kitchen-dining room the living room for the family and visitors.

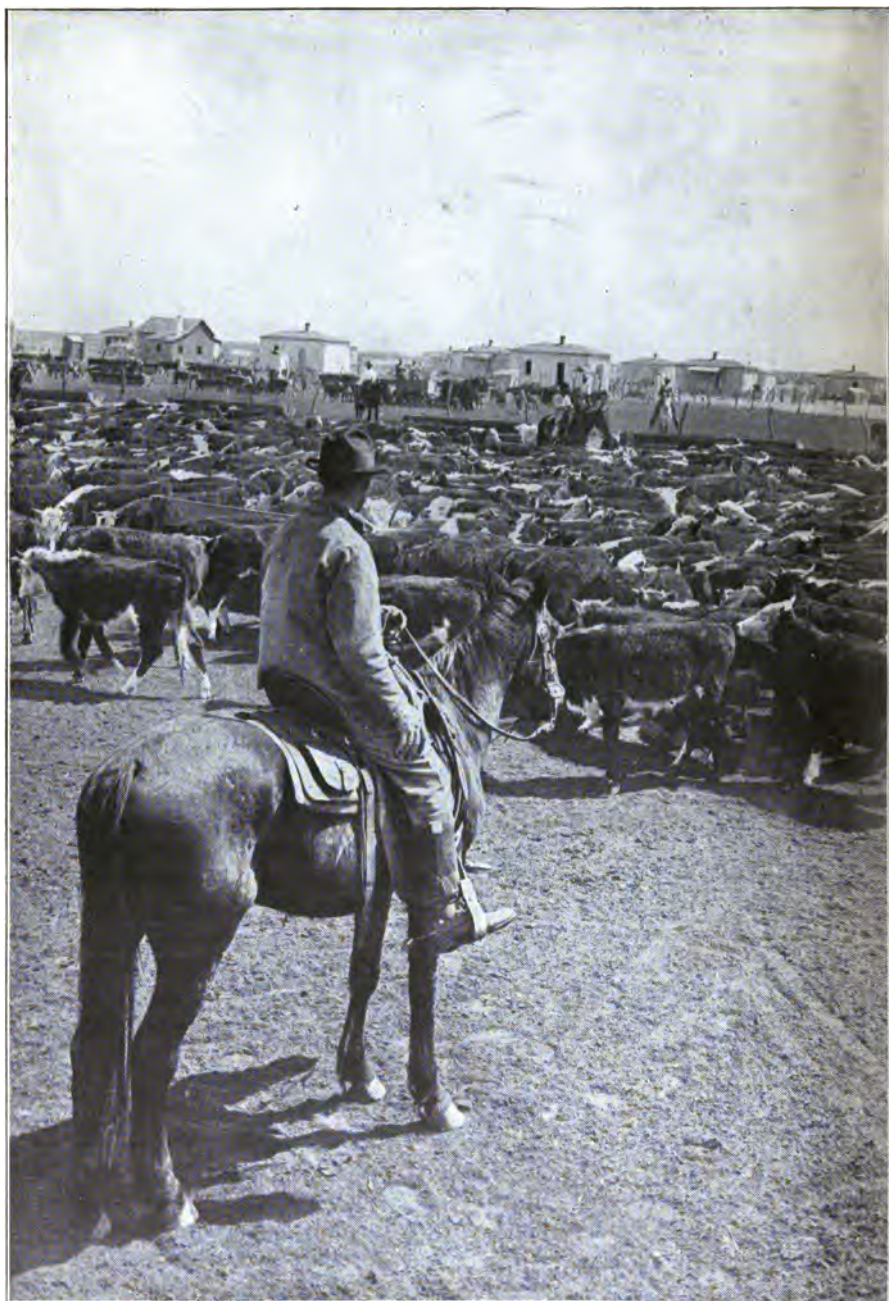


Farm Cottage at "Lakewood," near Holland, Michigan, Owned by Geo. F. Getz.

**The Farmer's House.** The many small details which go to make up a well appointed farm house are not always considered in providing accommodations for farm help and are, therefore, not discussed at length in this booklet but will be found described in our booklet "Farm Houses" in our "Better Buildings" series. These constitute water supply (soft, hard, hot and cold), power, light, heat, sewerage, refrigeration, wood boxes, laundry tubs, vegetable cellars, fruit cupboards and slides from dining room to pantry, and many more details. A copy of the above mentioned booklet will be of value as a supplement to this one.

**Build Better Homes.** It has been the intention here to outline the necessity for more and better houses for farm help and display a sufficient number of plans from which the farmer may select such as may suit his individual needs. The National Lumber Manufacturers Association is ready to assist further in supplying special information and data to those who may be interested in this most important and timely subject.

## HOUSING FARM HELP



Copyright by Underwood & Underwood.

**Drove of Herefords on Texas Ranch, Bunk Houses for the Men in the Distance.**

## **Schedule of Material For Any Modest Farm Cottage:**

Posts.  
Sills.  
Joists and Bridging.  
Studding.  
Plates.  
Rafters.  
Sheathing, Paper and Felt.  
Shingles or Siding.  
Flooring, Rough and Finished.  
Interior Window and Door Frames.  
Cornices.  
Other Exterior Mouldings.  
Gable Finish.  
Attic Ventilators and Door Casing.  
Interior Ventilators and Door Casing.  
Ceilings.  
Base and Quarter Round.  
Closet and Pantry Finish.  
Exterior Window and Door Frames.  
Exterior and Interior Panel Doors.  
Windows and Glass.  
Steps and Stairs.  
Porches.  
Screens.  
Door and Window Hangings.  
Weight Cords and Locks.  
Nails and Hardware.  
Valley Tin, Gutters and Spouts.  
Lath and Plastering, Wall Board or Sheathing.  
Paint, Putty and Shingle Stain.

### **Additional items to be considered are :**

Excavation.  
Masonry and Brick Work.  
Iron Work.  
Plumbing and Gas Fitting.  
Heating and Electric Wiring.  
Grates and Mantels.  
Grading and Sodding.  
Sewerage and Cartage.  
Walks and Drives.  
Gas and Electric Fixtures.

This schedule of material will act as an aid to the farmer in ordering and checking up materials necessary to complete any modest cottage for farm help.

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